

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC15-048

Date Received: 12/8/15

Application Accepted by: D. Reiss

Fee: \$1,200.00

Commission/Civic: For East

Existing Zoning: CPD

Comments: 2/16/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See Exhibit "B"

LOCATION

Certified Address: 6495 E. Broad Street City: Columbus Zip: 43213

Parcel Number (only one required): 520-268022

APPLICANT Meadowbrook Holdings LLC

Applicant Name: c/o Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: ----

Address: 145 E Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Meadowbrook Holdings LLC Phone Number: 614-947-8600 Ext.: -----

c/o Donald Plank, Plank Law Firm
Address: 145 E Rich Street, Floor 3 City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

ATTORNEY / AGENT (Check one): ☒ Attorney ☐ Agent

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----

Address: 145 E Rich Street, Floor 3 City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Donald Plank

PROPERTY OWNER SIGNATURE Donald Plank

ATTORNEY AGENT SIGNATURE Donald Plank

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich Street, 3rd Floor, Columbus, Ohio 43215
deposes and states that (he) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 6495 E Broad Street
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Meadowbrook Holdings, LLC
c/o Donald Plank, Plank Law Firm
145 E Rich Street, 3rd Floor
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Meadowbrook Holdings, LLC
c/o Donald Plank 614-947-8600

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far East Area Commission
c/o Mr. Larry Marshall, Zoning Chair
2500 Crescent Blvd
Columbus, Ohio 43232

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Exhibit "A"</u>		

☒ (7) Check here if listing additional property owners on a separate page.

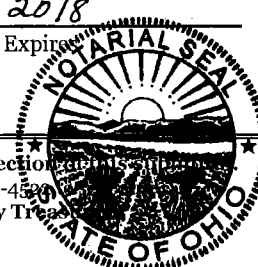
(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 4th day of December, in the year 2015

Stacey L. Danza
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



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Please make checks payable to the Columbus City Treasurer.

GC15-048
6495 EAST BROAD STREET

EXHIBIT A, Public Notice
6495 E Broad Street
GC15-_____
December 7, 2015

APPLICANT

Meadowbrook Holding, LLC
C/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, Ohio 43215

PROPERTY OWNER

Meadowbrook Holding, LLC
c/o Donald Plank
Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Far East Area Commission
C/o Larry Marshall
2500 Park Crescent Blvd.
Columbus, Ohio 43232

PROPERTY OWNERS WITHIN 125 FEET

Jeanne Litzinger
5 Broad Pointe Place
Columbus, Ohio 43213

William E. Boggess
6300 McNaughten Place Lane
Columbus, Ohio 43213

EG Medical West, LLC
Equity Property Management
445 Hutchinson Ave , Suite 800
Columbus, Ohio 43235

Mary Allen and Mary W Allen
63990 Old Church Way
Reynoldsburg, Ohio 43068

Keith A Mosier & Denise A Mosier
8190 Rodebaugh Road
Reynoldsburg, Ohio 43068

Kim D Camp and Glendel S Camp
6410 Old Church Way
Reynoldsburg, Ohio 43068

Ronald Peugh
6418 Old Church Way
Reynoldsburg, Ohio 43068

Abdulrahman Yunis
1711 Becket Avenue
Columbus, Ohio 43235

Judy N Browner
6436 Old Church Way
Reynoldsburg, Ohio 46068

Awoke Gebregziabhzr, TT
6446 Old Church Way
Reynoldsburg, Ohio 43068

Nationwide Childrens Hospital
700 Childrens Drive
Columbus, Ohio 43205

6495 E Broad Street
GC15-_____
Exhibit A, Public Notice
Page 1 of 2, 12/7/2015

GC15-048
6495 EAST BROAD STREET

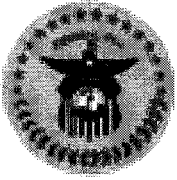
East Glen Professional LLC
6465 E Broad Street
Columbus, Ohio 43213

ALSO NOTIFY

Equity, Inc.
c/o Chad Kaple
Senior Property Manager
4653 Trueman Blvd. Suite 100
Hilliard, Ohio 43026

Equity, Inc.
c/o Melanie Wollenberg
Senior Property Manager
4653 Trueman Blvd. Suite 100
Hilliard, Ohio 43026

David B. Perry
David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Dec 8 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 6495 E BROAD ST COLUMBUS, OH
Mailing Address: 112 W MAIN ST PO BOX 460
 MCARTHUR OH 45651-1200

Owner: MEADOWBROOK HOLDING LLC
Parcel Number: 520268022

ZONING INFORMATION

Zoning: Z82-008, Commercial, CPD
 effective 8/25/1982, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far East Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A

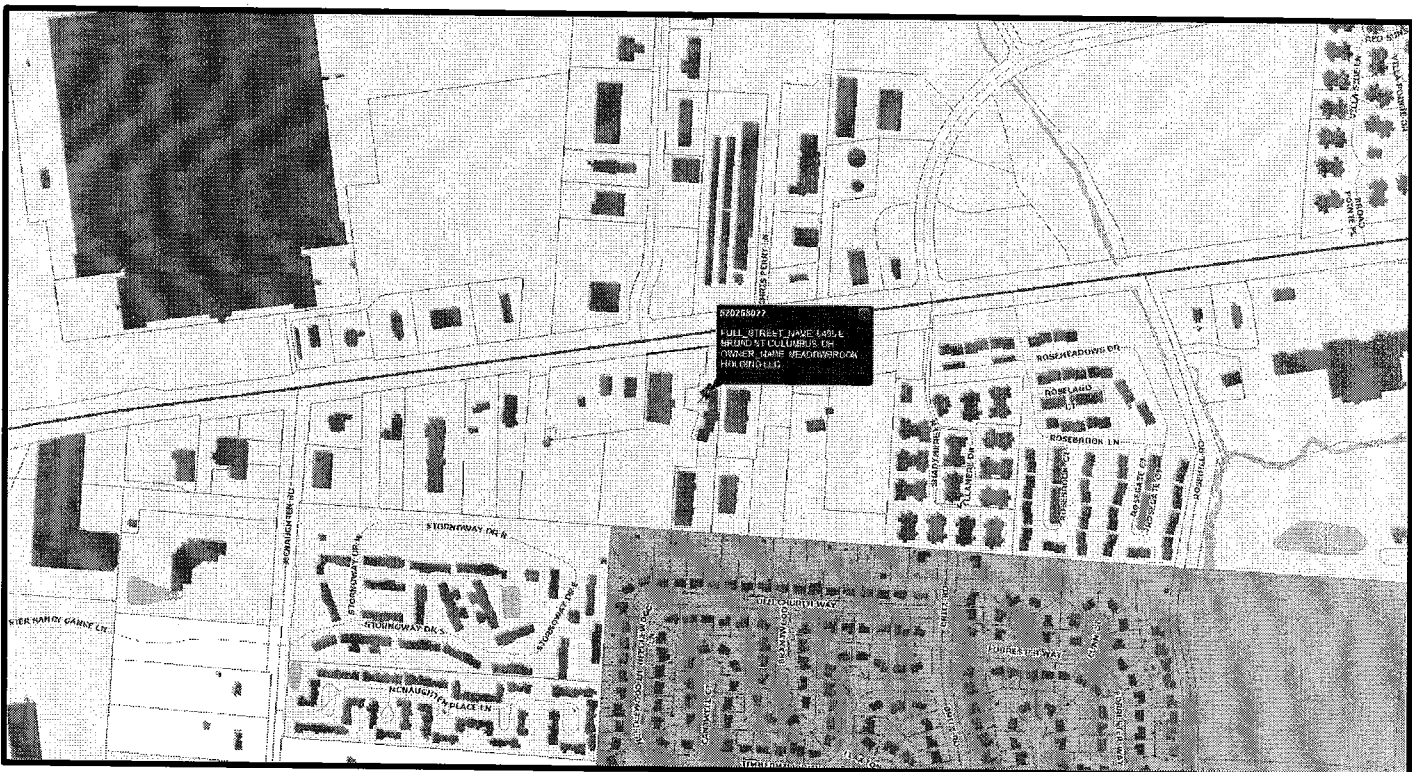


Exhibit B

Statement of Hardship

GC15-_____, 6495 E Broad Street

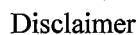
The site is zoned CPD, Commercial Planned Development (C-2 uses) and developed with 30,000 +/- SF of office space in two (2) buildings. The office uses are medical related businesses and practices. The existing ground sign is 12 feet tall (3' base) and identifies the site as "Eastglen Professional" with an address panel, occupying a total of 50% of sign area. Four (4) tenant panels occupy the remaining 50% of sign area. Mount Carmel Urgent Care proposes to lease 4,000 +/- SF, but requires identification on the ground sign. Applicant proposes to identify the urgent care use by using up to 50% of the center identification (Eastglen Professional and address) area, thereby reducing the required 50% of graphic area for center identification to 25%. Not less than 25% of the sign will still identify "Eastglen Professional" (and address range) and the sign will have five (5) tenant panels rather than four (4), with the five (5) panels occupying 75% of graphic area rather than the maximum of 50%. Please see enclosed photos of the exiting sign and color exhibit of the proposed change to the existing ground sign. The proposed use requires identification to identify the location of emergency medical services. Applicant has a practical difficulty with providing the identification given existing panel needs. No new graphic area is proposed, but just slightly different use of existing graphic area. Applicant has limited the identification to the words "Urgent Care" and the logo of Mount Carmel Hospital.

Applicant requests the following variance:

- 1). Section 3377.11 (A)(C), Tenant Panels and Changeable Copy, to permit five (5) tenant panels and to permit the five (5) tenant panels to use 75% of total graphic area.



DATE: 12/3/15



Grid
North

Real Estate / GIS Department

Intermediate Directory Sign Upgrade Specifications

NEW SIGN CABINET = .090" ALUMINUM PANEL
ENCLOSURE ASSEMBLED OVER WELDED STEEL
FRAMEWORK W/ 12" DEEP RETURNS

NEW UPPER HEADLINE GRAPHICS = ROUTED-OUT OF
.125" ALUMINUM FACE & BACKED UP WITH
ILLUMINATED .125" TRANSLUCENT ACRYLIC

NEW LOWER TENANT PANELS= ROUTED-OUT .125"
ALUMINUM BACKED UP WITH ILLUMINATED .125"
TRANSLUCENT ACRYLIC ~ TENANT PANELS SECURED
FLUSH TO MAIN SIGN FACE VIA TECH SCREWS &
GASKETS

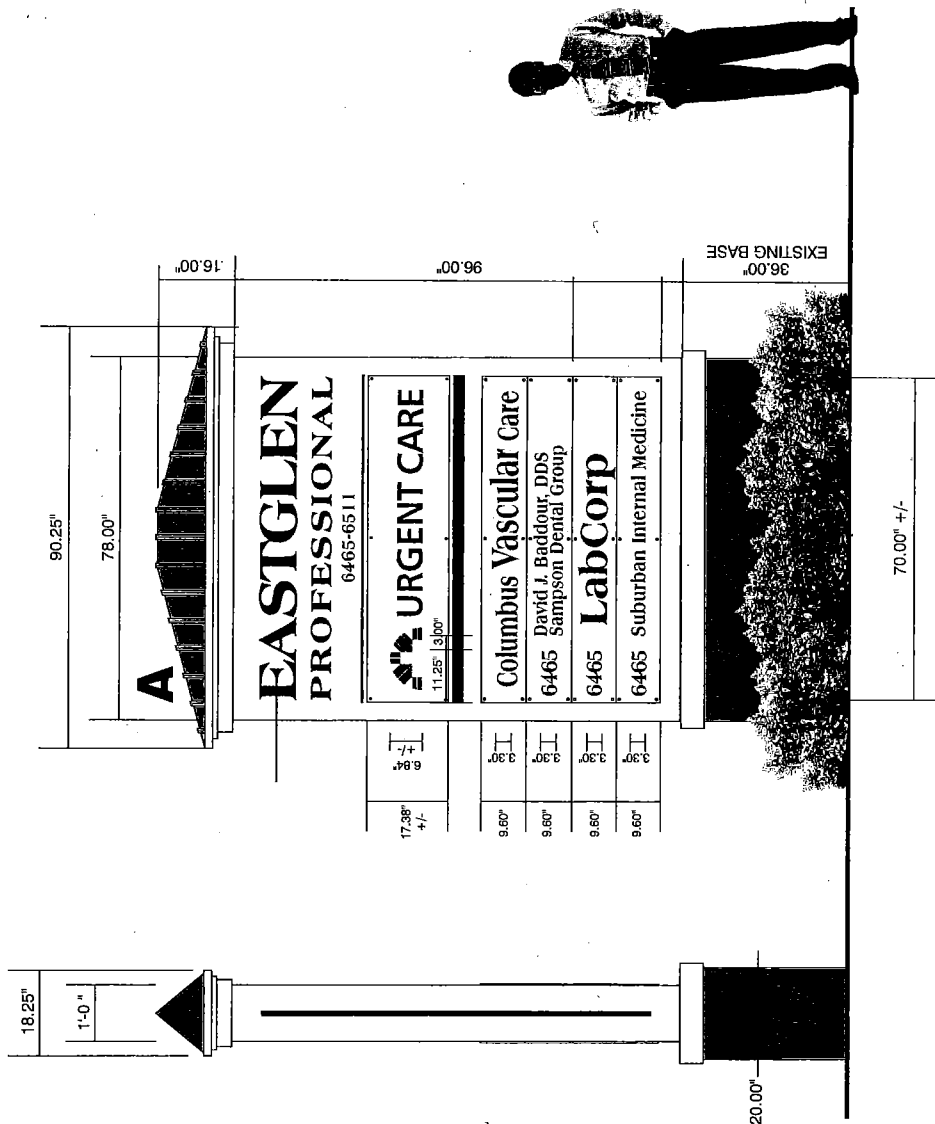
NEW ROOF MOTIF= ALL CUSTOM FABRICATED .063" ALUMINUM CONSTRUCTION, BOLTED TO TOP OF SIGN

ILLUMINATION = INTERNAL 800MA H/O FLUORESCENT LAMPS @ 12" OC

EXISTING SIGN SUPPORTING INSTALLATION= (1)
5.563" OD x 25# STEEL PIPES EMBEDDED IN 2'-0" x 4'-6"
x 4'-6" DEEP POURED CONCRETE FOUNDATION
REINFORCED PER "COSA" SIGN STANDARDS ~ NOTE:
IF NECESSARY, EXISTING STEEL MAY BE MODIFIED
SLIGHTLY TO ACCOMMODATE NEW "ILLUMINATED"
SIGN

Colors

GRAPHICS= STANDARD



SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326



SIGNCOM
Design • Fabrication • Erection • Service

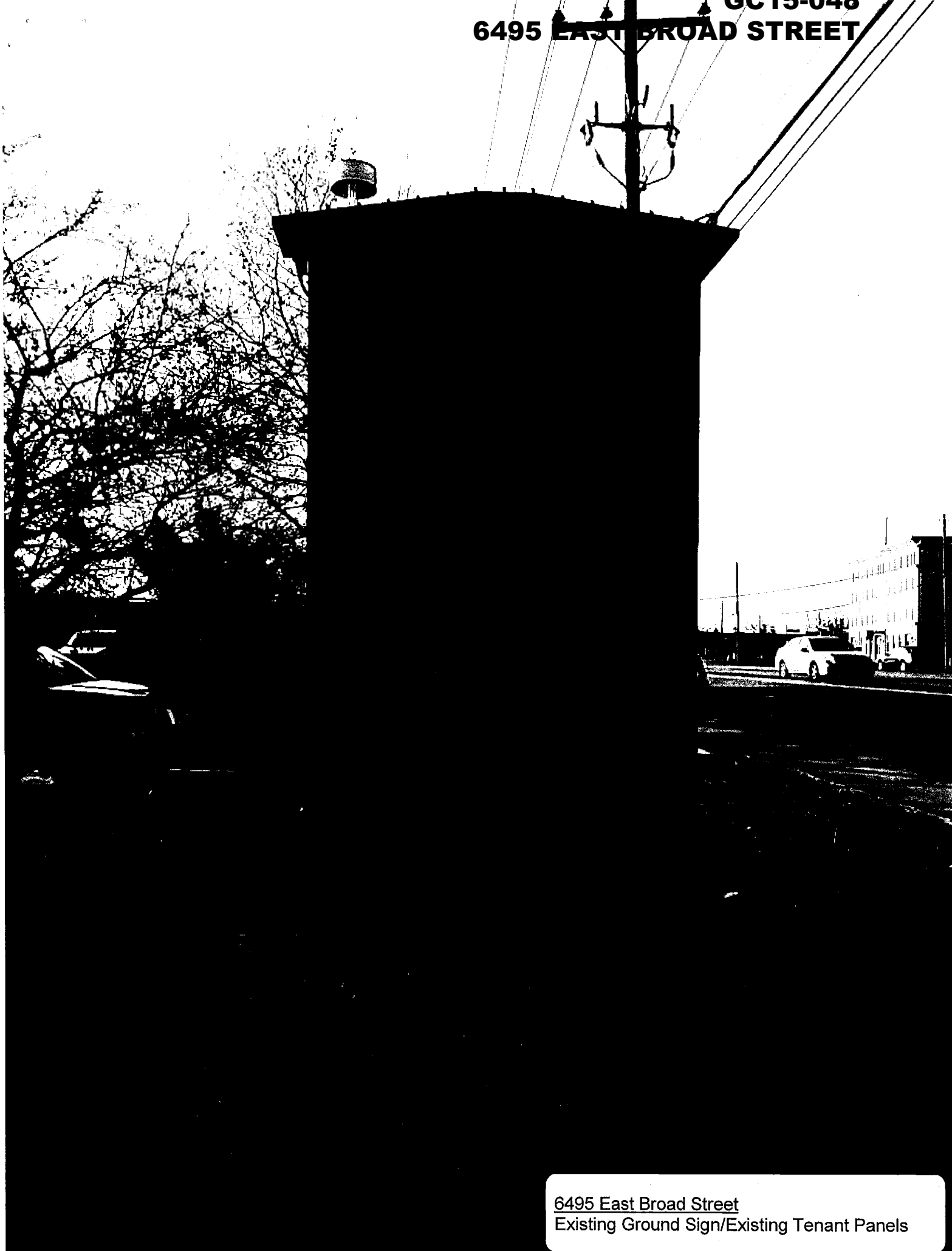
PROJECT NAME	EASTGLEN
LOCATION	E. BROAD STREET
CITY	COLUMBUS METRO

REVISION (#4) 12/1/2009
12-7-15

SALES BMS DATE _____
DESIGN LEE/RAF SCALE _____
SIZE 14 PROJ. NO. _____

DATE 7/23/2009
SCALE 3/8"=12"
PROJECT# 09-336

GC15-048
6495 EAST BROAD STREET



6495 East Broad Street
Existing Ground Sign/Existing Tenant Panels

EASTGLEN PROFESSIONAL

6465~6511

6503 Building

6495 Eastglen Professional

6465

6495 East Broad Street

Existing Ground Sign/Existing Tenant Panels

GC15-048

6495 EAST BROAD STREET



6495 East Broad Street
Existing Ground Sign/Proposed Tenant Panels



GC15-048
6495 EAST BROAD STREET
City of Columbus
Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 520268022

Zoning Number: 6495

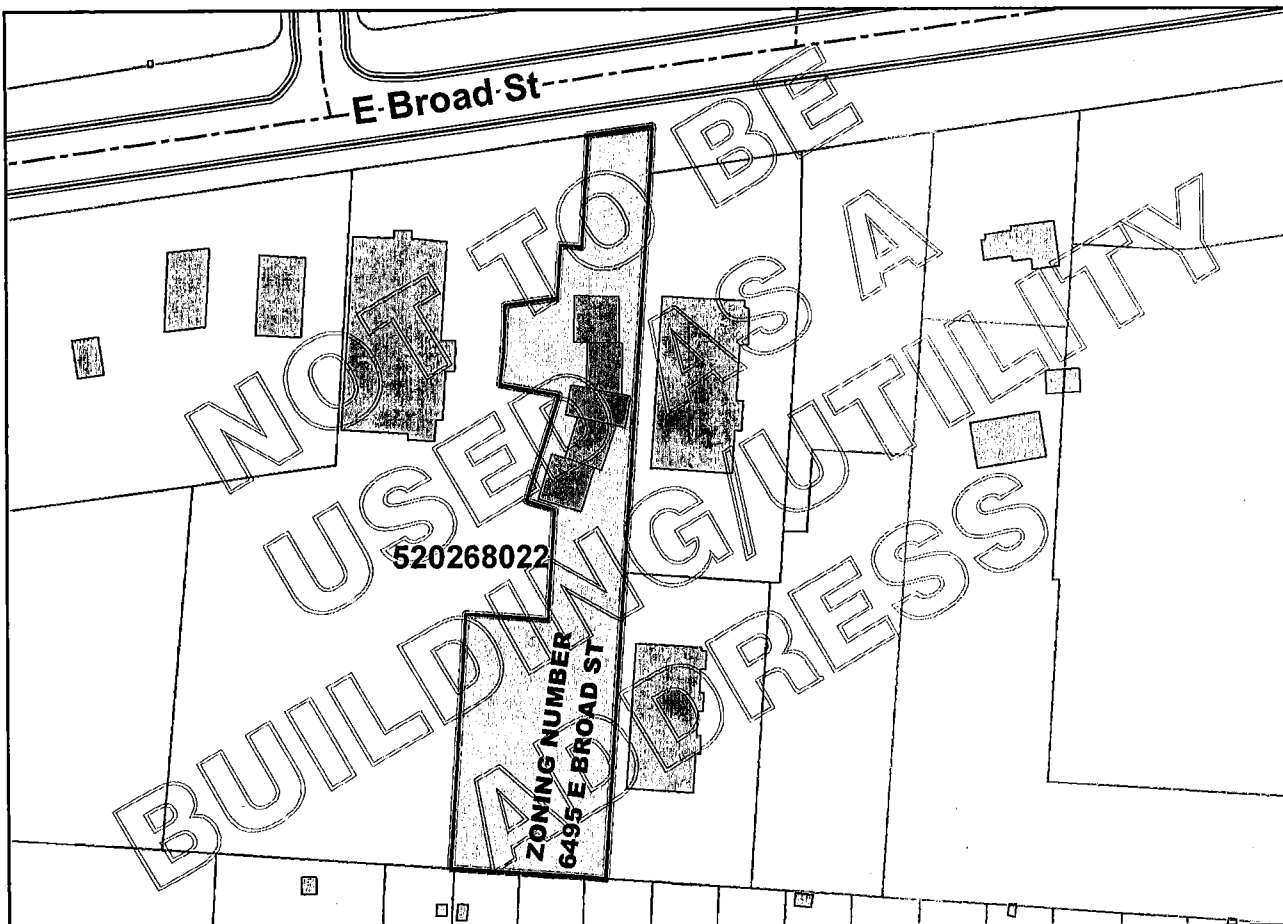
Street Name: E BROAD ST

Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By: *Adriana Amador* Date: 12/3/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 51635

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MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., FL 3, Columbus, OH 43215
deposes and states that (he, she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Meadowbrook Holdings LLC</u> <u>(Greg Wildman, Managing Member)</u>	<u>4653 Trueman Boulevard</u> <u>Columbus, Ohio 43026</u>

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 4th day of December, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires

11-5-2018

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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